

## Pickhaver, David

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**From:** Pickhaver, David  
**Sent:** 07 December 2018 16:50  
**To:** 'Mike Harris'  
**Cc:** England, Andrew; Brigden, Rob; Luscombe, Adam  
**Subject:** RE: Inglewood (P/2017/1133) - outstanding matters  
**Attachments:** FW: P/2017/1132 Land South of White Rock - Strategic Transport Consultation Response; FW: Playing Pitch Provision at Inglewood

Hi Mike

I refer to your emails below, and apologise for the delay in replying, which as you know was due to work commitments and family issues over the summer.

I have not been asked to attend the meeting on 11<sup>th</sup> December, but have provided Andrew England and Kevin Mowat with a detailed briefing note (you will understand that I think this should remain an internal document). I have tried to set out the pros and cons of the application fairly, including the significant benefits, and Torbay's difficulty in demonstrating 5 years' supply. However, as you know I have three outstanding concerns.

- Departure from the Adopted Torbay Local Plan and appropriateness of approving a strategically significant development outside of the Local Plan Review.
- Conflict with the emerging Brixham Peninsula Neighbourhood Plan, particularly Policy E3 settlement gaps.
- Impact on the AONB. (As previously discussed: there are conflicting landscape assessments. In my view there will be at least some impact on the AONB and it would be better to assess this strategically through the Local Plan review against all potential housing options rather than as a standalone scheme).

Farrer and Co, on behalf of Mssrs Brownsword and Yallop submitted additional documents on 23 November, which largely restate previous objections. However, whilst Jacobs have already advised that the HRA works may be considered to be mitigation, Farrer and Co/Aspect Ecology maintain their view that they are compensation. I am minded to follow Jacob's advice on this, i.e. that the impact on the SAC is successfully mitigated. However I am alerting you that HRA objections are still being made. As you will also note that they have submitted another landscape and visual impact assessment (by Michelle Bolger ELC) which challenges NPA's findings.

Turning to the issue of highways comments and recreation matters.

### Highways

Adam Luscombe's main transport advice is dated 28 March 2018 is attached above. This summarises advice from Jacobs (December 2017 and subsequent discussions) as well as RKT's transport assessment, Travel Plan and subsequent technical note on Windy Corner (27 June 2018). Adam also provided a detailed technical response on Windy Corner and other issues raised by Adam Billings on 2 October 2018 which I have previously sent you. There is an email chain terminating with Adam's general agreement on 6/7/2018 relating to the level of sustainable transport contributions sought.

My understanding from the above is that with the package of road and footpath improvements, bus provision, sustainable transport contributions and travel Plan measures outlined; the proposal would not be likely to have an unacceptable impact on highway safety or severe residual cumulative impact on the highway network.

### Open Space Contribution.

I have sought to calculate the open space provision based on the planning contributions SPD, but Sport England are maintaining their objection. My email of 28 September summarised the current "offer" - I would be grateful if you could advise whether I have got anything wrong here. I need to review the SPD requirement again and go back to

Sport England. I'm sorry but I have not had time to do this. However my understanding at present is that the proposal meets the requirements of the SPD and Policy SC2 of the Local Plan, or at the worst case we would need to seek an increased contribution (subject of course to the Tests of lawfulness). I still consider that this is a matter that is capable of resolution and would not wish it to be used as a reason to resist the proposal.

I appreciate that this email isn't telling you much that you don't already know, but wanted you to get this in time for your meeting on Tuesday.

I'm in the office on Monday if you want to discuss.

Kind regards

David

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**From:** Mike Harris [mailto:MikeHarris@stridetreglown.com]  
**Sent:** 19 November 2018 08:56  
**To:** Pickhaver, David  
**Cc:** Brigden, Rob  
**Subject:** RE: Inglewood (P/2017/1133) - outstanding matters

Good morning David

Now that the Neighbourhood Plan issues have moved on and been resolved, could you please provide an update on the points below or a plan to resolve. As you may be aware, we are meeting with Kevin Mowatt and the new Head of Planning on 11<sup>th</sup> December (incidentally, I hope that you'll be there) and I would like to be clearer on what matters are outstanding before then.

I look forward to a response soon.

Kind regards

Mike

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**From:** Mike Harris [<mailto:mikeharris@stridetreglown.com>]  
**Sent:** 24 October 2018 16:33  
**To:** Pickhaver, David <[David.Pickhaver@torbay.gov.uk](mailto:David.Pickhaver@torbay.gov.uk)>; 'Brigden, Rob' <[Rob.Brigden@torbay.gov.uk](mailto:Rob.Brigden@torbay.gov.uk)>  
**Subject:** Inglewood (P/2017/1133) - outstanding matters

Dear David, Rob

Notwithstanding our recent conversation relating to the extension of time for the Inglewood application, and the ongoing pressure on Officers relating to the matter of Neighbourhood Plans, the Inglewood application does remain an ongoing matter for which there are outstanding issues.

As discussed, these include:

1. the follow up position of Sport England and Torbay open space Officers – I understand you consider the scheme to comply with your SPD on s.106 but await Gary Parsons' (Sport England) further comments. We agreed that a meeting may assist; this offer remains.
2. comprehensive highways comments – we have initial comments in relation to Windy Corner but would appreciate sight of the final, formalised comments of the Council as Highways Authority
3. the finalisation of s.106 drafting – I understand that the Council's solicitor does not currently have instructions to proceed.

Could you please confirm whether there is any update available on these points. As discussed, we recognise the challenges faced within the team at the moment however we wish to ensure that the application progresses to ensure that determination dates can be met in due course.

I look forward to an update at the earliest opportunity.

Kind regards

Mike

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